



**1225 Breakers Way
Sunbreaker Cove, Alberta**

MLS # A2303765



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	601 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage		
Lot Size:	0.30 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Irregular Lot, Lake, L		

Heating:	Forced Air, Natural Gas, See Remarks, Wood, Wood Stove	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Furniture, Dock Sections X 2, Fridge, Stove, Dishwasher, Washer Dryer, All Window Coverings, Garage Door Opener & Remote, Garage Heater, Shed, lawn mower, basic yard tools(snow shovel, etc,)Kitchen Table and chairs, TV Cabinet, Fire Pit Table and Chairs

Looking for a 4-bed cabin in Sunbreaker Cove that is STEPS from the lake and YEAR-ROUND comfort? Welcome to 1225 Breakers Way, a turn key 4 season cabin offering lakeviews, direct access to the water, and an environmental reserve right out front for added privacy and natural beauty. Just steps from the lake, the property includes access along a private walking path leading to shared dock access, making it easy to enjoy swimming, boating, sunsets, and the everyday rhythm of lake life. The main floor features a primary bedroom and full bath, along with a renovated kitchen and an inviting living room centered around a wood stove. Over the past 8 years, thoughtful renovations have been completed throughout the home, including updates to the kitchen, bathrooms, and key systems, creating a move in ready experience. Each improvement was carefully designed to maximize functionality and make use of all available space, creating a layout that lives larger than expected while maintaining the charm of a cabin setting. The basement includes three additional bedrooms, two with lakeviews, a half bath, laundry area, and a separate entrance, offering flexible space for guests or extended stays. Outside, enjoy the 31 x 15 west facing deck, perfect for evening sunsets, plus a fire pit area tucked behind the cabin. The property also features a 24 x 26 heated detached garage with epoxy flooring, a shed, and two dock sections on a shared ownership dock for easy lake access. Major upgrades include conversion to natural gas, furnace (2019), hot water tank (2023), metal roof with soffit and fascia (2018), pressure tank and plumbing (2019), well pump (2019), a deep water line, and upgraded 100 amp electrical (2019). With 21 trees planted to enhance the setting, this 4-bed cabin in Sunbreaker Cove offers a blend of comfort, updates, privacy, and true lake lifestyle.